

PROPERTY LOCATION

No	Alt No	Direction/Street/City
121	-127	MASS AVE, ARLINGTON

OWNERSHIP

OWNERSHIP			Unit #:	
Owner 1:	MAIDA LAWRENCE G/TRUSTEE			
Owner 2:	121-127 MASS AVE RLTY TRUST			
Owner 3:				
Street 1:	16 PRINCE AVENUE			
Street 2:				
Twn/City:	WINCHESTER			
St/Prov:	MA	Cntry		Own Occ: N
Postal:	01890		Type:	

PREVIOUS OWNER

Owner 1:			
Owner 2:			
Street 1:			
Twn/City:			
St/Prov:	Cntry		
Postal:			

NARRATIVE DESCRIPTION

This parcel contains .057 Sq. Ft. of land mainly classified as Store with a Store Building built about 1930, having primarily Brick Exterior and 2132 Square Feet, with 2 Units, 0 Bath, 0 3/4 Bath, 2 HalfBaths, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B2	NEIGH BUS	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
325	Store		2500		Sq. Ft.	Site		0	44.	5.00	CG									550,000						550,000	
Total AC/HA:	0.05739			Total SF/SM:	2500		Parcel LUC:	325	Store		Prime NB Desc	COMM GD								Total:	550,000		Spl Credit			Total:	550,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
325	2500.000	241,900		550,000	791,900
Total Card	0.057	241,900		550,000	791,900
Total Parcel	0.057	241,900		550,000	791,900
Source: Market Adj Cost	Total Value per SQ unit /Card:			371.44	/Parcel: 371.44

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	325	FV	241,900	0	2,500.	550,000	791,900		Year end	12/23/2021
2021	325	FV	241,900	0	2,500.	540,600	782,500		Year End Roll	12/10/2020
2020	325	FV	241,800	0	2,500.	531,300	773,100	773,100	Year End Roll	12/18/2019
2019	325	FV	230,100	0	2,500.	500,000	730,100	730,100	Year End Roll	1/3/2019
2018	325	FV	230,100	0	2,500.	437,500	667,600	667,600	Year End Roll	12/20/2017
2017	325	FV	230,100	0	2,500.	343,800	573,900	573,900	Year End Roll	1/3/2017
2016	325	FV	230,100	0	2,500.	343,800	573,900	573,900	Year End	1/4/2016
2015	325	FV	206,600	0	2,500.	187,500	394,100	394,100	Year End Roll	12/11/2014

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

Date	Result	By	Name
4/5/2021	I & E Return	JO	Jenny O
3/22/2021	I & E Mailed	MM	Mary M
6/4/2019	I & E Return	JO	Jenny O
2/23/2017	I & E Return	EMK	Ellen K
4/14/2016	I & E Return	EMK	Ellen K
3/12/2009	Meas/Inspect	201	PATRIOT
12/28/1999	Meas/Inspect	197	PATRIOT
3/1/1990		PM	Peter M

Sign: _____ VERIFICATION OF VISIT NOT DATA __/__/__

Sign:

VERIFICATION OF VISIT NOT DATA



Patriot
Properties Inc.

USER DEFINED

	Prior Id # 1:	16841
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
9	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
	ASR Map:	
	Fact Dist:	
	Reval Dist:	
	Year:	
	LandReason:	
	BldReason:	
	CivilDistrict:	
	Ratio:	

3y	Na
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	Jenny O
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M	Mary M

	Jenny O
JK	Ellen K

AK	Ellen K
AK	Ellen K

K	Ellen K
1	PATRIOT

1	PATRIOT
7	PATRIOT

	PARNOT
M	Peter M

